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Sent: 12 December 2025 09:55

To: [REDACTED]

Cc: dutyplanner <dutyplanner@ashfield.gov.uk>

Subject: Ref: V/2025/0655 - EP Comments - Head Services Ltd, 12 Cursham Street, Sutton in Ashfield, Notts

Importance: High

Hi James,

With reference to the above application, I wish to confirm that I have no concerns regarding noise or air quality. However, I do have significant concerns relating to potential land contamination. The site is a commercial premises and is subject to contamination issues, also historic map has shown sites close by associated with contamination such as the sub-station, railways, factories, and landfill site all within or adjacent to the site. For commercial premises, contamination risks are often higher than residential (due to historic industrial use, fuel storage, or chemical handling). It is therefore better we impose a contaminated land condition to safeguard employees, visitors, and surrounding businesses. Considering these factors, I would consider it inappropriate if further detailed investigation into this matter is not carried out.

If planning application is granted, I would recommend that the condition below is attached.

1. Before the commencement of the development hereby approved:

A Phase I land contamination assessment (desk-study) shall be undertaken and approved in writing by the local planning authority. The land contamination assessment shall include a desk-study with details of the history of the site use including:

- ℞• the likely presence of potentially hazardous materials and substances,
- ℞• their likely nature, extent and scale,
- ℞• whether or not they originated from the site,
- ℞• a conceptual model of pollutant-receptor linkages,
- ℞• an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments,
- ℞• details of a site investigation strategy (if potential contamination is identified) to effectively characterise the site based on the relevant information discovered by the desk study and justification for the use or not of appropriate guidance. The site investigation strategy shall, where necessary, include relevant soil, ground gas, surface and groundwater sampling/monitoring as identified by the desk-study strategy

The site investigation shall be carried out by a competent person in accordance with the current U.K. requirements for sampling and analysis. A report of the site investigation shall be submitted to the local planning authority for approval.

2. Where the site investigation identifies unacceptable levels of contamination, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall have regard to CLR 11 and other relevant current guidance. The approved scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria and site management procedures. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Kind Regards

Kennedy Nwokolo

Environmental Health Officer (Environmental Protection)
Commercial and Environmental Protection
Place and Communities

Ashfield District Council
Urban Road

Kirkby-in-Ashfield
Nottinghamshire
NG17 8DA

Tel: 01623 457865

email: kennedy.nwokolo@ashfield.gov.uk

From: planning.admin@ashfield.gov.uk <planning.admin@ashfield.gov.uk>

Sent: 11 December 2025 13:02

To: custep <custep@ashfield.gov.uk>; AssureEmail <AssureEmail@ashfield.gov.uk>

Subject: V/2025/0655

Importance: High